

For Sale

Broadcroft, 79 Dunluce Road, Portballintrae / Bushmills, BT57 8SJ

Offers Over **£695,000**



Property Overview

- Detached family residence - Approx 2750 sq ft
- 4 Bedrooms, 3 Reception Room + Study
- Located on circa 3.17 acres of ground on the outskirts of the village of Portballintrae
- Oil fired central heating
- uPVC double glazed windows (except where stated)
- Panoramic sea, coastline and countryside views including Portballintrae bay, Runkerry House, and beyond along the North Antrim coast including The Skerries and Knocklayde mountain
- Situated on a renowned corner site at the junction of Dunluce Road and Bayhead Road
- Rates: The assessment for the year 2017/2018 is £2478.40
- EPC Rating - F21

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Entrance Porch:

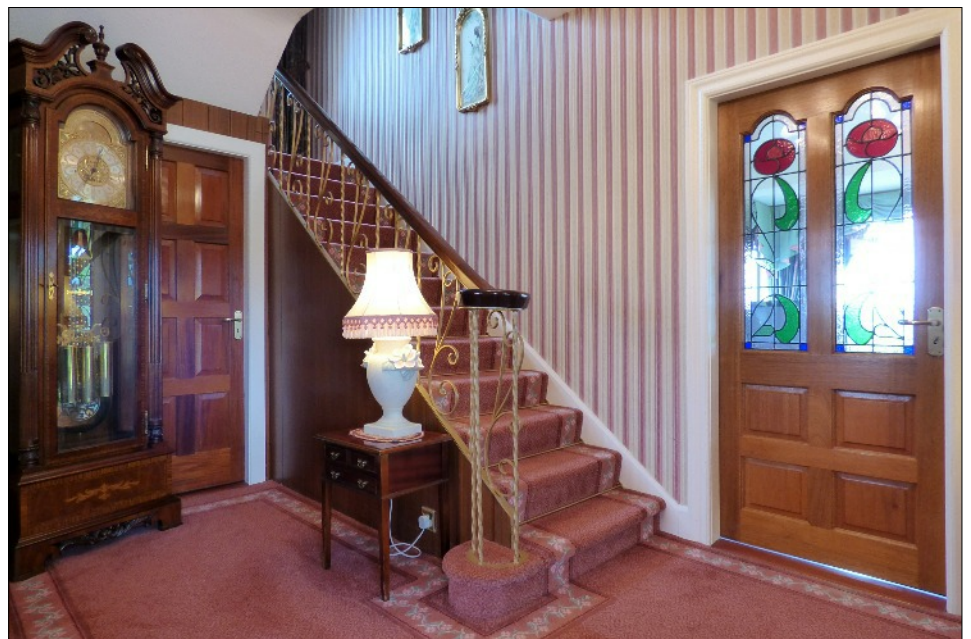
With woodgrain stained glass front door, Amtico flooring, glass panel door to:

Entrance Hall:

With telephone point, mahogany balustrade staircase and metal railings.

Cloakroom:

With wash hand basin, w.c., fully tiled walls, extractor fan, mahogany single glazed internal window, under stairs storage.



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Lounge:

23'3 x 20'10 (7.09m x 6.35m) with mahogany stained glass door from hall, cornice, Donegal quartz stone fireplace, tiled hearth, mahogany mantle, television and telephone points, wired for wall lights.



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Dining Room:

14'0 x 12'3 (4.27m x 3.73m) with mahogany stained glass door from hall, cornice, recess display shelving, wired for wall lights, door to:

Study:

8'2 x 7'0 (2.49m x 2.13m) with door to:



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Breakfast Area:

18'4 x 9'4 (5.59m x 2.84m) (Max) with mahogany stained glass door from hall, door to conservatory and open to:

Kitchen:

14'6 x 13'9 (4.42m x 4.19m) with eye and low level units, breakfast bar, one and a half bowl stainless steel sink unit, Neff fridge, Neff hob, Moffat oven, cooper extractor canopy with fan, plumbed for dishwasher, sheeted ceiling, strip lighting, tiled between units.



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Conservatory:

18'9 x 14'8 (5.72m x 4.47m) with door to side, Perspex ceiling, telephone point, tiled floor, dimmer switch lighting, wired for wall lights.

Utility Room:

8'6 x 8'3 (2.59m x 2.51m) with woodgrain rear door, low level units, double drainer stainless steel sink unit, strip lighting, plumbed for automatic washing machine. Door to integral garage.

Cloakroom:

With wash hand basin, w.c., fully tiled walls.



FIRST FLOOR

Landing:

With stained glass window, access to roof space, hot press.

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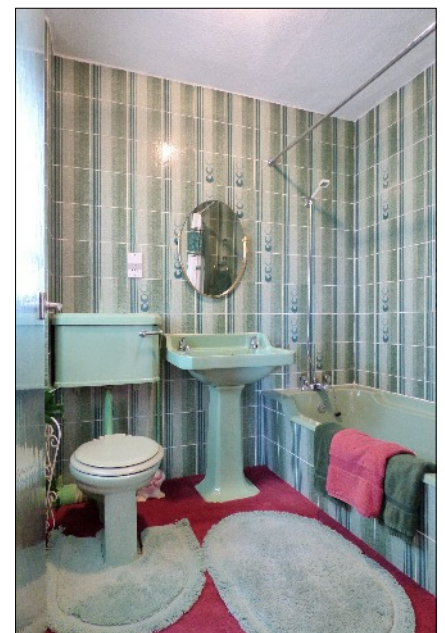


Bedroom (1):

14'8 x 13'10 (4.47m x 4.22m) with two double built-in wardrobes, telephone point, feature corner window, television point.

En-suite:

Comprising bath with shower attachment, wash hand basin, w.c., shaver point, fully tiled walls.



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Bedroom (2):

13'11 x 12'9 (4.24m x 3.89m) with built-in furniture comprising two double wardrobes, over head storage, set of drawers and inset wash hand basin, telephone point.



Bedroom (3):

12'2 x 11'0 (3.71m x 3.35m) plus recess, with built-in furniture comprising one double wardrobe, over head storage, set of drawers and inset wash hand basin.

Bedroom (4):

9'5 x 7'6 (2.87m x 2.29m) with wash hand basin, light with shaver point.



Bathroom and w.c. Combined:

Comprising bath, tiled shower cubicle with mains shower fitting, wash hand basin, w.c., bidet, low level cupboards with inset wash hand basin, part tiled and part panelled walls, wall mounted mirrors, shaver point.

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EXTERIOR FEATURES

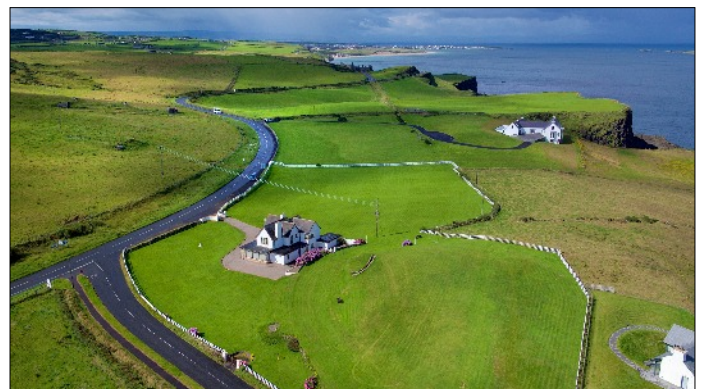
Extensive gardens circa 3.17 acres, laid in lawn enclosed by boundary ranch style fence with section of stone wall. Vehicular entrance wall and pillars leading to paviour driveway and parking to the front and side of the property. Steps leading up to raised garden levels to the rear with seating area. Outside lights surrounding the property. Concrete area to rear. Raised patio area to rear with stone wall. Two gate entrances onto the gardens, one from Bayhead Road and the other from Dunluce Road.

Integral Garage:

15'4 x 12'0 (4.67m x 3.66m) with up and over door, boiler, wooden single glazed window.

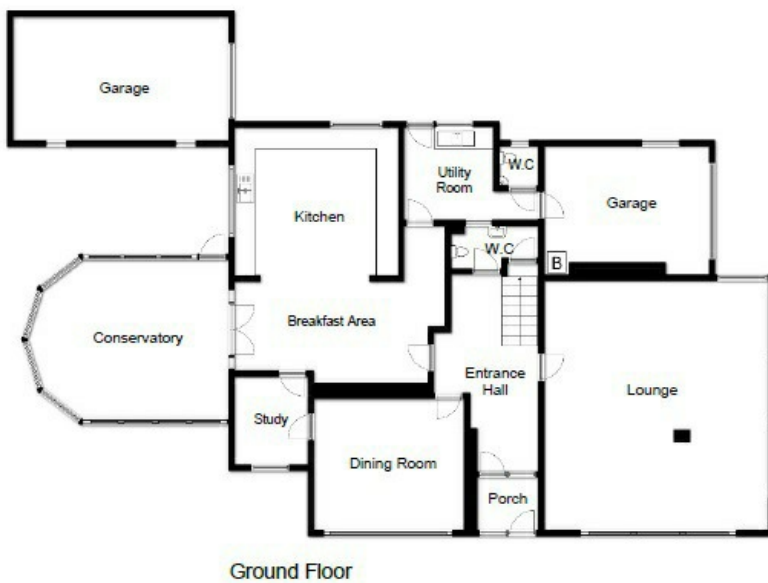
Attached Garage:

21'2 x 11'9 (6.45m x 3.58m) (external measurement) with roller door, wooden single glazed windows.



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FLOOR PLANS



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Property Location:

On approaching Portballintrae along the coast road from Portrush ie. Dunluce Road (A2), Number 79 is situated on the outskirts of Portballintrae at the corner of Dunluce Road and Bayhead Road.

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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		65
E 39-54		
F 21-38	21	
G 1-20		
Not energy efficient - higher running costs		
Full EPC available on request		

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1177 230817/RT
 PC 051020
 PC 190523

OUR OFFICE LOCATION



Think

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